



# CapaCity Workshop

Insight into the Vienna Model of Social Housing –  
Implications for Ljubljana

## Workshop Report

May/June 2017, Ljubljana

„CapaCity“ is a format of

**tinavienna**  
■ smart city agency  
■ energy center  
■ urban future hub



in cooperation with



City of  
Ljubljana

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## Executive Summary

Due to limited public funding for public housing project in Ljubljana, there is still a lack of affordable flats for more than 4000 citizens, who are currently on the waiting list. Successful programmes, like the Anti-Eviction Programme, prove that Ljubljana follows a promising strategy in order to avoid homelessness and to improve the availability of social housing units, but the absence of a systematic funding system and of cooperative housing lead to difficulties in setting up and implementing large-scale social housing projects.

Therefore, the City of Vienna was invited for a CapaCity workshop in order to present the "Vienna Model" as a successful approach towards affordable housing and to offer Ljubljana some insight into legal regulations, strategies, housing development planning and recent projects in Vienna. Also, the Austrian system of public utility and limited profit housing associations as well as Vienna's active land policy and housing development competitions were presented. The representatives of both cities exchanged know-how and discussed the possibility to transfer successful projects and strategies from Vienna to the Ljubljana housing system.

Building on recent developments towards establishing a housing cooperative in Ljubljana and based on the workshop discussions, it was recommended to set up housing cooperatives, such as limited profit housing associations, in Ljubljana, in order to improve the availability of affordable housing units. Also, a change of funding regulations from object to subject funding was suggested, so more funds would be available for new housing infrastructure. Another recommendation was the integration of public housing into the urban development plan; this allows the city to determine the number of subsidized flats on a higher regulative level. Finally, suitable EU programmes were discussed as sources for extra funding of housing projects.

In order to gain further insight into the "Vienna Model" a study visit of Ljubljana's housing experts in Vienna was suggested. Also, both cities will continue working on the topic of affordable housing within international programmes, such as Eurocities.

# 1 Introduction

The program **CapaCity – Urban Competences** pursues a more deepened international cooperation between the City of Vienna, its organizations and other cities. Several initiatives in the Danube region already have pushed forward cooperation and intensification of social and economic exchange between countries, regions and cities (f.i. the enlargement of the European Union in 2004 & 2007; the establishment of the European Strategy for the Danube Region), nevertheless the City of Vienna now focuses on the internationalization of organizations and companies in order to generate common project ideas. Integrated urban development as holistic smart city approach is the main aspect of future activities within the program **CapaCity**. The Municipal Department for European Affairs (MA 27) of the City of Vienna as initiator of the **CapaCity** program pursues to both widen the range of topics for city cooperation and to identify core topics of common interest.

Intensified European integration is one aspect of the program, additionally the city of Vienna has been visited by rising numbers of delegations and municipal experts, who are interested in urban strategies and technologies applied in Vienna. **CapaCity** will build up on opportunities generated by this grand international interest and will strive after sustaining contacts and intensifying exchange with regard to urban technologies and strategies.

The following activities are designed within the project **CapaCity** in order to support Viennese companies and organisations to deepen internationalization and activities in CEE and SEE:

- Organization of workshops in selected cities and towns with participation of Vienna stakeholders. The main aim of these workshops is follow-up activities.
- Coordination and collection of statistics of visiting delegations and experts to Vienna organisations and companies with particular interest in Vienna urban solutions.
- Representation at events, relevant for smart city expert networks & cooperation ideas.
- Research on and collection of relevant challenges for future urban development with regard to important cross-border and transnational projects and attractive co-financing instruments.

- Development of project ideas, triggered by municipal expert exchange on the basis of organized workshops in **CapaCity** partner cities.

Diverse sectors and topics are relevant for workshops within **CapaCity** which are based on issues of the smart city Vienna framework strategy: radical resource preservation, innovations/new technologies, balanced quality of living. **CapaCity** is open for a variety of concrete topics, e.g. among others integration and diversity policies, PPPs (private-public partnerships) for cities and municipalities, urban mobility and transport planning, strategies for tourism development or urban development visions. The ruling principle of workshops is the mutual benefit for both the host city and the City of Vienna and its organizations.

The Workshop "Insight into the Vienna Model of Social Housing – Implications for Ljubljana" was organised through the **CapaCity** programme in close cooperation between TINA Vienna, the City of Ljubljana respectively the Public Housing Fund of the Municipality of Ljubljana.

The Viennese delegation consisted of:

- **Herbert Bartik**, TINA Vienna, Urban Future Hub
- **Susanne Bauer**, City of Vienna, MA 50 – Division for Housing Research and International Relations
- **Martin Orner**, Limited Profit Housing Association EBG (Gemeinnützige Ein- und Mehrfamilienhäuser Baugenossenschaft reg. Gen. m. b. H.)
- **Kurt Puchinger**, Administration Group for Housing, Housing Construction and Urban Renewal
- **Petra Schaner**, TINA Vienna, Urban Future Hub

## 2 The study case

Social housing in Ljubljana is based on both national and local regulations, such as the Housing Act or the Municipal Housing Programme. The Public Housing Fund (PHF), which regulates and takes care of relevant activities within the field of social housing in the city of Ljubljana, is divided into sectors - general affairs, investment, finance and tenancy.

The Public Housing Fund coordinates a housing stock of currently 4130 housing units, including 323 residential units for urgent cases and 82 supported units for elderly people.

### **High demand of non-profit housing units**

Non-profit units are granted only through an application process; as the application success rate for non-profit housing units is only 10%, the amount of public housing units is not sufficient for the high demand. With around 4000 applicants on the waiting list, this means a waiting time of 20 years for the last person on the waiting list, so there is a huge lack of affordable housing units in Ljubljana. One reason for the large amount of applications is the relatively high eligible income limit, which is 200% of the average net income.

### **Funding public housing units**

The Ljubljana and Slovenia housing system is strongly based on subject funding, while the object funding system still needs to be improved. The funding granted by the PHF and the municipality depends on investment project development and currently sums up to 14.3 million €. A systematic tax-based funding structure is missing.

### **Residential units for urgent cases**

Residential units are granted for a limited period of time upon the commission decision within an outside tender. The commission consists of members of the Public Housing Fund, the Department for Health and Social Care and the service for citizen initiatives. The eligible income limit for these housing units is 50% lower than for non-profit units, based on the income of the last three months. At the moment, there are 295 persons on the waiting list with waiting times of up to 4 years.

### **Sheltered housing and residential buildings for special purpose**

Both sheltered housing units and residential buildings for special purpose are set up as non-profit rental units. There are 82 housing units available for retired persons with currently 16 persons on the waiting list. Residential buildings for special purpose are provided by the PHF and managed by

governmental and non-governmental organisations in support of individuals with special needs. At the moment 45 units are available.

### **Anti-Eviction Programme**

In order to minimize the eviction rate and to prevent the loss of housing, this cooperative programme was started for the implementation of preventive work with tenants and users of non-profit housing and residential units. Tenants are supported with services on a personal level, including in-house measures and external mediation based on cooperation with social care centres and NGOs. The number of evictions has been decreasing since the start of the project.

### **Summary: main issues in Ljubljana's housing sector**

- Lack of affordable rental housing units
- Lack of a systematic (tax-based) funding system (focusing on object founding instead of subject funding)
- Non-existing cooperative housing due to a lack of tradition, ownership as "value", legal framework uncertainties and scarce resources (land, financing...)

### 3 The workshop program

**Day 1 (31<sup>st</sup> May 2017):  
Affordable housing: The Vienna Model**

13.30	<p><b>INTRODUCTION &amp; OVERVIEW</b></p> <ul style="list-style-type: none"> <li>• Content &amp; goal of the Workshop</li> <li>• Key questions to be addressed</li> <li>• Expected output</li> </ul>
13.45	<p><b>THE LJUBLJANA CONTEXT</b></p> <ul style="list-style-type: none"> <li>• State of affairs</li> <li>• Strengths and challenges in the city's housing market</li> <li>• Framework conditions</li> <li>• Policy goals</li> <li>• Main challenges to be addressed</li> <li>• Input &amp; discussion</li> </ul>
14.30	<p><b>THE VIENNA MODELL OF SOCIAL HOUSING</b></p> <ul style="list-style-type: none"> <li>• Main pillars of affordable housing</li> <li>• Legal and financial framework conditions</li> <li>• Innovation and adaption (e.g. SMART-Housing)</li> <li>• Output and costs</li> <li>• Input Susanne Bauer &amp; discussion</li> </ul>
15.15	<p><b>THE AUSTRIAN SYSTEM OF PUBLIC UTILITY &amp; LIMITED PROFIT HOUSING ASSOCIATIONS</b></p> <p>Part 1</p> <ul style="list-style-type: none"> <li>• History</li> <li>• Key principles &amp; current regulatory setting</li> <li>• Owner structures</li> <li>• Financing</li> <li>• Audit and control</li> <li>• Challenges &amp; innovation needs</li> <li>• Input Martin Orner &amp; first round of discussion</li> </ul>
16.00	Coffee Break

16.30	<p>THE AUSTRIAN SYSTEM OF PUBLIC UTILITY &amp; LIMITED PROFIT HOUSING ASSOCIATIONS</p> <p>Part 2</p> <ul style="list-style-type: none"> <li>• Discussion &amp; Brainstorming about:</li> <li>• main challenges</li> <li>• critical success factors</li> <li>• possible implementation steps &amp; policy measures in Slovenia / Ljubljana</li> <li>• transferability into the Slovenian context</li> </ul>
17.30	End of Day 1 & Dinner

**Day 2 (1<sup>st</sup> June 2017):  
Affordable housing: Instruments and Quality Management**

09.00	<p>ACTIVE LAND POLICY – INSTRUMENTS IN VIENNA</p> <ul style="list-style-type: none"> <li>• Vienna Land Procurement and Urban Renewal Fund</li> <li>• Mobilisation measures</li> </ul> <p>Input Kurt Puchinger &amp; discussion on implications and transferability in the Slovenian context</p>
10.00	<p>QUALITY MANAGEMENT &amp; COMPETITIONS</p> <ul style="list-style-type: none"> <li>• Housing Development Competitions</li> <li>• Co-operative planning processes</li> </ul> <p>Input Kurt Puchinger &amp; discussion on implications and transferability in the Slovenian context</p>
11.00	Coffee Break
11.30	<p>ROUND UP</p> <ul style="list-style-type: none"> <li>• Lessons Learnt</li> <li>• Key Factors</li> <li>• Possible implementation steps</li> <li>• Possible policy measures</li> <li>• Discussion &amp; summary</li> </ul>
12.30	End of the workshop & Lunch

## 4 Workshop findings

### 4.1 Workshop topics

#### Overview: The Vienna Model

- **Housing structure in Vienna.** With approximately 80% of Vienna's citizens living in rental apartments, the percentage of tenants within the housing sector is very high. 45 % of Vienna's housing stock are council housing and subsidized rental flats. One third of the buildings was built before 1919 and are regularly refurbished. The average rent costs per sqm for municipal housing are between 6.16€ and 7.83€; for subsidized housing the costs lie between 7.60€ and 8.76€. In order to maintain social mixing, the income threshold for municipal housing is relatively high. Currently, there are 220,000 municipal housing units (owned by the City of Vienna) in stock that actively support tenants via the "wohnpartner" organisation and more than 200,000 housing units managed by Limited profit housing associations.

Social housing in Vienna is funded via taxes, consisting of income taxes (employees and employers contribute 0.5% each of gross pay). Subsidies in Vienna (577 Mio. Euros for 2017) focus on object funding for new construction and renovation, while subject funding is only offered to low income groups (e.g. single parents, young/old people...).

- **Vienna Housing Action Plan.** 11,000 to 12,000 housing units are planned within the Vienna Housing Action Plan 2016-2018. In the course of this program, a total of 17 developer competitions for subsidized housing developers are planned. The amount of flats that will be built within this program corresponds with the double amount of housing units compared to Vienna's usual new building capacity.
- **SMART housing.** The SMART housing initiative provides compact flats for special groups like young families, single parents or elderly people at a rent of max. 7.5€ per sqm and a finance contribution of approx. 60€ per sqm. The SMART flats are characterized by a compact ground floor plan and by different furnishing packages. They also have to be designed for "standard" furniture. All new subsidized buildings include about one third of SMART apartments and 50% of the flats are distributed via the city-owned "Wohnservice Wien".
- **Social housing initiative.** In addition, Vienna's housing initiative, which started in 2011, aims at building 6,250 additional housing units by encouraging private partners through financial means. Within the new municipal housing programme, the construction of further 4,000 municipal flats is planned.

- **Housing as a public task.** The Vienna Model is based on the strong political consensus that housing is a public task. Therefore, privatisation within this sector is not popular in Vienna.

### Limited profit housing associations

- **Current status of housing cooperatives.** Limited profit housing associations (LPHA) in Vienna are based on the Limited Profit Housing Act; they are owned by municipalities, the financing sector, trade unions or other NGOs and receive public funding. The focus of their work lies in innovative housing construction and a social approach towards building and housing management; the goal of LPHA is to hold costs for financing and maintaining buildings low.

At the moment, there are 186 limited profit housing associations located in Austria, which manage approx. 900,000 and own around 600,000 apartments. LPHA are controlled on three levels: by the auditing association, by the provincial governments and by the tax authorities.

- **Public funding.** The LPH system was able to develop based on the public funding system for building apartments (“Wohnbauförderung”), which provided first funds in 1910 and is under jurisdiction of provincial governments since the 1980s. Even though the share of housing projects funded by “Wohnbauförderung” is decreasing, it is still the main provider of funds. Two thirds of all apartments built by housing associations in Austria since WWII were subsidized by public funding, which is paid for by employers and employees (see also *Housing structure in Vienna*).

The aim of the public funding system is to build affordable housing units in order to strengthen regional development, social mixing and to integrate various groups (e.g. handicapped persons, seniors...). It also aims at setting good ecological standards and at improving general economic policies.

- **Financing limited profit housing.** LPHA can make profit, but the profit has to be re-invested in the construction of new affordable housing units, so the profit distribution to the owners is low (3.5% of initial capital). Only the costs of the investments are covered (cost-covering principle); nevertheless, after all loans for the construction of the buildings are repaid, the LPHA receive a “basic rent” of 2€ per sqm per month in addition to a maintenance fee, running costs and tax. The profit has to be reinvested in new building projects, as the companies are not allowed to accumulate too much capital.

LPHA receive tax exemptions (no corporate income tax) and they are financed through public subsidies by the City of Vienna, which they receive in form of long-term low interest rates (30-35 years to pay back loans). This allows LPHA to offer lower rents than private

investors (approx. 6.20€ per sqm net dwelling area plus a maintenance fee, running costs and taxes).

### Active land policy

- **Housing and urban renewal fund.** One important actor that provides land for subsidized housing in Vienna is "wohnfonds\_wien", Vienna's housing and urban renewal fund. It is responsible for providing land and quality management in social housing and for the renovation, refurbishment and urban renewal of old apartment blocks. In total, wohnfonds\_wien owns 2.8 million sqm of land.
- **Quality control for subsidized housing.** The main task for affordable housing is to secure good quality at reasonable prices. For every project bigger than 500 flats a developer competition is carried out. That means that all submissions (developer & architect) are evaluated by a jury which judges the project along four criteria ("4-pillar model"): 1) Social Sustainability; 2) Architecture; 3) Costs; 4) Ecology. Beneath these main criteria a number of sub-criteria are applied. Projects smaller than 500 flats are evaluated by the Land Advisory Board. Most of the criteria are of a qualitative nature. However, they are supplemented by quantitative regulatory framework in the form of a set of legal texts (national or regional law), which define basic rules and standards.
- **Focus of developer competitions.** Projects that are submitted in developer competitions need to focus on factors like affordability (e.g. SMART housing), offer options for multi-generation living, accessibility and participation.

### Land zoning procedure

- **Cooperative planning process.** The aim of this process is the development of a land use plan, based on a formal and informal process. Expert groups hand in their proposals. At the end of the first phase of the planning process principals for the second phase are defined; in the second phase the actual cooperative planning process starts, which focuses on urban design, urban guiding principles and master planning. After that, the formal procedure starts, which leads to the urban planning concept. This concept translates the results into legal documents and regulations.
- **Legal documents and formal process.** First, an internal green print is prepared based on the outcomes of the cooperative planning process. It circulates within the administration and is the basis for internal

negotiations. It also consists of a first cost calculation for the necessary infrastructure.

Based on the input to the green print the red print is developed. This redesign process takes 6 to 9 month. The red print is a proposal for the official legal document, which is can be commented by everyone. Potential changes are decided on in the municipal parliament.

### **General challenges for Vienna's housing market**

- **Increasing rental costs.** In the private market, the rental costs in Vienna increased by 42% between 2008 and 2016; in the public utility market the increase was 21%. For new contracts the rent is 11.07€ in the private market and 7.73€ in the public utility market.
- **Low income groups.** In general, the net income of employees is stagnating or sinking and the unemployment rate is rising. Together with a high level of immigration (in 2015 there was a net growth of 43000 people in Vienna) this leads to a high demand for low-cost housing.
- **Limited subsidies.** Current issues are also the stagnating subsidies due to policy and political decisions and the decreasing availability of land for social housing. At the moment, 10,000 new subsidized apartments are needed in Vienna, while only 6,000 – 7,000 new flats are being built.
- **Land price limit for subsidized housing.** The price limit for subsidized housing is 250€ per sqm net dwelling areas, whereas the market prices range between 500€ and 1000€. Therefore, finding land for social housing is a difficult task, since even public property is often sold to better bidders for luxury housing or investment groups.
- **Right to buy.** Flats that were built by LPHA can be bought by the tenants after 10 years, which means the housing stock of available flats will be reduced gradually. In Vienna, the housing stock is reduced by around 5000 apartments each year.
- **Scarcity of land resources.** Available land resources are getting scarce in Vienna, so a cooperation with Vienna's hinterland is gaining importance. However, it is not possible to build outside administrative borders due to political and administrative restrictions.

## 4.2 Recommendations and elaboration of measures

Based on the main issues identified in Ljubljana's housing sector and on the discussed subjects for Vienna, recommendations were provided on the following topics:

- **Establishing housing cooperatives.** Housing cooperatives, such as limited profit housing associations are an important provider of affordable housing units. In order to implement LPHA it is necessary to establish regulations for profit-making and for the need to reinvest limited profits into new housing units. This requires a multi-level control system (e.g. consisting of auditing association, provincial governments and tax authorities) and suitable tax regulations.
- **Focusing on object funding instead of subject funding.** As subject funding only focusses on certain individuals but does not provide the housing market with additional flats, object subsidies need to be implemented in order to fund public housing units and necessary infrastructure. This can be established in cooperation with the state public housing fund and the city.
- **Defining housing as part of urban development.** As there are no regulations in Ljubljana's urban development plan that define a certain amount of subsidized housing units within certain areas, it is recommendable to integrate housing into the urban development plan in order to predetermine areas for social housing. Also, this could help to reach the necessary percentage of social housing units through stricter regulations.
- **Applying for EU funding.** As regional and national funding for housing projects is limited in Ljubljana, it can be recommended to apply for financial support from the EU. Here, the "Juncker Plan" (European Commission's Investment Plan for Europe) was suggested as a possible source of funding, since it offers up to 500 million Euros for projects.

## 5 Concluding remarks

### 5.1 Tangible Benefits for Vienna

- **Making Vienna Model known internationally.** As the city of Vienna offers a successful approach towards establishing public housing, it is important to promote the “Vienna Model” internationally. This can be achieved through workshops on housing, as it happened in Ljubljana. The housing experts from Vienna had the chance to explain the concept and discuss existing challenges with their counterparts in Ljubljana, thus not only giving them an insight into Vienna’s strategy and approach towards public housing, but also getting feedback on certain topics.
- **Know-how exchange on housing topics.** Apart from offering know-how, the representatives of the City of Vienna were also able to gain insight into different approaches and strategies, as implemented by the City of Ljubljana. Both cities exchanged know-how on current and future challenges and offered advice from their field of expertise. This know-how exchange will not be limited to the CapaCity workshop, but will also be continued in the future.
- **Basis for further cooperation.** As Ljubljana’s representatives showed great interest in the “Vienna Model”, further cooperation on housing programmes and projects might be the consequence of this presentation.

### 5.2 Next Steps

- **Study visit of Ljubljana representatives to Vienna.** Due to the interest of Ljubljana in Vienna’s approach on public housing, a study visit to Vienna was suggested. The aim of this visit is to explore successful social housing projects first-hand and to further discuss possibilities for implementing similar projects in Ljubljana.
- **Further cooperation on Eurocities.** The know-how exchange on housing topics between Vienna and Ljubljana will be further intensified within the Eurocities programme, where both cities work together on the issue of affordable housing.

## 6 Annex

### 6.1 List of participants

- **Herbert Bartik**, TINA Vienna, Urban Future Hub
- **Susanne Bauer**, City of Vienna, MA 50 – Division for Housing Research and International Relations
- **Miran Gajšek**, Department of Urban Planning of the Municipality of Ljubljana
- **Dušan Gorenčič**, Housing Fund of the Republic of Slovenia
- **Alenka Kern**, Housing Fund of the Republic of Slovenia
- **Maja Kos**, Public Housing Fund of the Municipality of Ljubljana (PHF)
- **Martin Orner**, Limited Profit Housing Association EBG (Gemeinnützige Ein- und Mehrfamilienhäuser Baugenossenschaft reg. Gen. m. b. H.)
- **Nina Meško**, Public Housing Fund of the Municipality of Ljubljana (PHF)
- **Kurt Puchinger**, Administration Group for Housing, Housing Construction and Urban Renewal
- **Črtomir Remec**, Housing Fund of the Republic of Slovenia
- **Sašo Rink**, Public Housing Fund of the Municipality of Ljubljana (PHF)
- **Petra Schaner**, TINA Vienna, Urban Future Hub
- **Aleš Tomažin**, Public Housing Fund of the Municipality of Ljubljana (PHF)

### 6.2 Presentations of the workshop

(see next page)



Public  
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Fund of the  
Municipality of  
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# **SOCIAL HOUSING IN PRACTICE IN LIGHT OF MUNICIPAL OBLIGATIONS**

**Public Housing Fund of the Municipality of  
Ljubljana (PHF)**

**Sašo Rink, univ. dipl. iur. - director**

**Ljubljana, 31.5.2017**



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## LEGAL ENVIRONMENT

### NATIONAL:

- 1.The Constitution Of The Republic Of Slovenia
- 2.Housing act
- 3.Slovenian National housing programme resolution 2015-2025

### LOCAL

- 1.Municipal housing programme (2017 -2018)
- 2.General terms and conditions of the PHF
- 3.Decree of establishment of the PHF



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# PHF

## LEGAL PREDECESSORS OF PHF:

- Housing Fund of Municipalities of Ljubljana
- Housing Fund of Municipalities of Ljubljana – non-profit organization LTD
- Department of Housing of the Municipality of Ljubljana - within the city administration
- The date of commencement of PHF 01. 07. 2002.



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## SUPERVISORY BOARD

## DIRECTOR

### GENERAL AFFAIRS

- Head office & archives
- HRM

### INVEST

- Investments
- Maintenance
- Property management

### FINANCE

- Financial services
- Accounting services

### TENNANT

- Legal affairs
- Tennant relationships



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# STATISTICS - SLO

- **OWNERSHIP – 90%**
- **RENTAL- 9,3 %**
  - NON FOR PROFIT – 6,5%
  - STAFF HOUSING – 0,7%
  - MARKET RENT – 1,8%
  - INSTITUTIONAL – 0,7%
- **OTHER – 0,7%**



# PHF- STATISTICS

STATUS	AT DISPOSAL	DEFICIT
Housing units	4130	cca. 4000
Residential units	323	295
Supported units/elderly	82	16

**\*FACTS TO TAKE INTO CONSIDERATION:**

- Low tender success rate of 10% for non profit units
- High eligibility census – 200% of average NET INCOME – 2026 EUR
- Long waiting period for residential units – 4 Y for single applicants



# NON PROFIT UNITS

## GRANTED ONLY THROUGH TENDERS

YEAR OF TENDER	No. OF TENDERED FLATS	No. OF APPLICANTS	ACTUAL SUCESS	% SUCESS RATE
2004	230	1.666	234	14
2005	150	1.532	159	10,4
2006	300	1.615	330	20,4
2007	300	2.130	294	13,8
2008	370	2.909	358	12,31
2010	450	3.985	456	11,44
2012	390	4.028	392	9,73
2014	425	3.432	424	12,35
2016	280	3.129	267	8,53

### **\*FACTS TO TAKE INTO CONSIDERATION:**

- Low tender success rate** of 10% for non profit units
- High eligibility census** – 200% of average NET INCOME – 2060 EUR
- Long waiting period** for residential units – 4 Y for single applicants



# NON PROFIT UNITS

## INCOME TRESHOLD - 2017

HOUSEHOLD SIZE	LIST A		LIST B	
	%	MAX Net INCOME	%	Net INCOME
1-member	90 %	927,14 EUR	90% - 200 %	927,14 EUR - 2.060,32 EUR
2-member	135 %	1.390,72 EUR	135% - 250 %	1.390,72 EUR - 2.575,40 EUR
3-member	165 %	1.699,76 EUR	165% - 315 %	1.699,76 EUR - 3.245,00 EUR
4-member	195 %	2.008,81 EUR	195% - 370 %	2.008,81 EUR - 3.811,59 EUR
5-member	225 %	2.317,86 EUR	225% - 425 %	2.317,86 EUR - 4.378,18 EUR
6-member	255 %	2.626,91 EUR	255% - 470 %	2.626,91 EUR - 4.841,75 EUR



# RESIDENTIAL UNITS

## MOST URGENT CASES

- **Granted upon the commission decision – OUTSIDE TENDERS**
- **LIMITED PERIOD**
- **EXPERT COMMISSION:**
  - PHF,
  - Department for health and social care MOL
  - Social care centre and
  - Service for citizens' initiative
- **INCOME CENZUS** – NET INCOME as a rule 50% lower than non profit one (last 3 month period)



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# RESIDENTIAL UNITS

## FLOOR SPACE

HOUSEHOLD SIZE	FLOOR SPACE WITHOUT OWN PARTICIPATION AND SECURITY	FLOOR SPACE WITH OWN PARTICIPATION AND SECURITY	RESIDENTIAL UNIT*
1- member	20 m <sup>2</sup> - 30 m <sup>2</sup>	20 m <sup>2</sup> - 45 m <sup>2</sup>	- 16 m <sup>2</sup>
2- member	30 m <sup>2</sup> - 45 m <sup>2</sup>	30 m <sup>2</sup> - 55 m <sup>2</sup>	- 20 m <sup>2</sup>
3- member	45 m <sup>2</sup> - 55 m <sup>2</sup>	45 m <sup>2</sup> - 70 m <sup>2</sup>	- 24 m <sup>2</sup>
4- member	55 m <sup>2</sup> - 65 m <sup>2</sup>	55 m <sup>2</sup> - 82 m <sup>2</sup>	- 32 m <sup>2</sup>



# RESIDENTIAL UNITS

## WAITING LIST

HOUSEHOLD SIZE	WAITING LIST	WAITING PERIOD
1-member	212	- 4 years
2-member	44	- 3 years
3-member	21	- 2 years
4-member	14	- 3,5 years
5-member	3	- 1 year
6-member	1	- 2 years
<b>SUMMARY</b>	<b>295</b>	



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# SHELTERED HOUSING

## ELDERLY

- 82 units
- Same conditions/thresholds as non profit units
- retired persons generally older than 65 years
- Non profit rent
- Short waiting list - 16 persons



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# RESIDENTIAL BUILDINGS FOR SPECIAL PURPOSE

## INSITIUTIONS

- Governmental and non-governmental organizations providing care for individuals who, due to special needs are not able to live independently – phisically/mentaly impaired
- Non profit rent
- 45 units/houses



# FINANCIAL INCENTIVES – „SUBJECT“ SUBSIDIES

SUBSIDY - EUR	2012	2013	2014	2015	2016
NON PROFIT RENT - MOL in JSS MOL	830.591	1.083.806	1.366.732	1.502.618	1.661.398
NON PROFIT RENT OTHERS	95.049	122.881	138.218	144.819	165.557
MARKET RENT	360.290	831.153	1.123.793	1.211.436	1.423.025
<b>SUM:</b>	<b>1.285.930</b>	<b>2.037.840</b>	<b>2.628.743</b>	<b>2.858.873</b>	<b>3.249.979</b>

SUBSUDY - TENNANTS	2012	2013	2014	2015	2016
NON PROFIT RENT	794	1.051	1.226	1.353	1.456
MARKET RENT	245	399	565	649	758
<b>SUM:</b>	<b>1.039</b>	<b>1.450</b>	<b>1.791</b>	<b>2.002</b>	<b>2.214</b>



Public  
Housing  
Fund of the  
Municipality of  
Ljubljana

# PHF- FUNDING

SOURCE/YEAR	2012	2013	2014	2015	2016
PHF	10.811.995 €	7.148.933 €	8.235.169 €	8.843.357 €	8.813.060 €
MUNICIPALITY*	7.028.302 €	5.235.511 €	7.442.782 €	9.763.191 €	5.353.880 €
SUMMARY:	17.840.298 €	12.384.444 €	15.677.952 €	18.606.548 €	14.324.212 €

\* Including „subject“ subsidies

FUNDING DEPENDS ON INVESTMENT PROJECTS DEVELOPMENT



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**PHF**



**„SAFETY NET“**



**EVICITION**  
**(and possible homelessness)**



## PHF – ANTI EVICTION PROGRAMME

### 1. IN-HOUSE MEASURES:

- a. Reminders
- b. Installments
- c. Enforcement proposals
- d. Bringing actions before the court
- e. Conclusion of tenancy agreements in the form of a notarial record
- f. Residential unit grant before the predicted eviction

### 2. EXTERNAL MEDIATION

### 3. COOPERATION WITH SOCIAL CARE CENTRES – PROTOCOL

### 4. COOPERATION WITH THE NGO - „KINGS OF THE STREET SOCIETY“



## COOPERATION WITH THE „KINGS OF THE STREET SOCIETY“

**PHF and KINGS entered into an agreement for the implementation of activities to prevent loss of housing (EVICTION PREVENTION PROGRAMME) and for the implementation of preventive work with tenants and users of non-profit housing and residential units, which includes the following support services to tenants on a personal level:**

- a. assistance with moving and relocation;
- b. reminding on regularly paying bills, reminding of the possibility of subsidized rent;
- c. assistance in the exercise of their rights to social care rights;
- d. proper maintenance of housing / residential units and common areas;
- e. warning respect the house rules;
- f. mediation in conflicts between neighbors in conflict (because they share kitchens, toilets and common areas);
- g. physical assistance in removing accumulated objects in the apartment / residential unit and its surroundings;



## COOPERATION WITH THE „KINGS OF THE STREET SOCIETY“

- h. assistance in personal neatness/hygiene;
- i. material assistance in the form of furniture, clothing, toys, school supplies;
- j. escorting to various institutions, developing communication skills;
- k. resolving conflict situations in the family and in dealings with third parties;
- l. informing tenants about the possibilities of improving their social and material status.

**EVICTION PREVENTION PROGRAMME** therefore represents a **large (often not foreseeable) scope of preventive work** with tenants who, in principle, as in the case of cooperation with the social work centers, easier accept help and communication from a third party, since PHF employees often represent a much more "hard" party.



## STATISTICS – EVICTIONS

YEAR	EVICTIONS	RESIDENTIAL UNIT GRANTED BEFORE EVICTION
2004	30	2
2005	39	7
2006	43	4
2007	31	5
2008	25	1
2009	19	5
2010	17	6
2011	16	7
2012	22	7
2013	16	8
2014	18	3
2015	20	6
2016	10	0
<b>TOGETHER</b>	<b>304</b>	<b>61</b>



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## MAIN ISSUES IN LJUBLJANA (STATE) HOUSING SECTOR

- (HUGHE!) LACK OF AFFORDABLE RENTAL HOUSING STOCK
- LACK OF SYSTEMATIC (TAX BASED) FUNDING – „OBJECT“ SUBSIDIES
- NON EXISTING COOPERATIVE HOUSING:
  - lack of tradition
  - ownership as „value“
  - legal framework uncertainties
  - scant resources support (land, finance... not sustainable on the long run)



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Municipality of  
Ljubljana

**THANK YOU...**

**Sašo Rink, univ. dipl. iur. – director**

**[saso.rink@ljubljana.si](mailto:saso.rink@ljubljana.si)**

# The Vienna Modell of Social Housing

## Ljubljana, 31.05-01.06.2017



# The City of Vienna – General Facts and Figures

## Dimension and Size

Area: ca. 415 km<sup>2</sup>

Inhabitants: 1.840.266 (2016)

## Metropolitan Region

Centroe: ~ 7,2 Mio Inhabitants

## Administration and Organisations

Capital and Federal State

23 districts, UN, OPEC, OECE, etc.

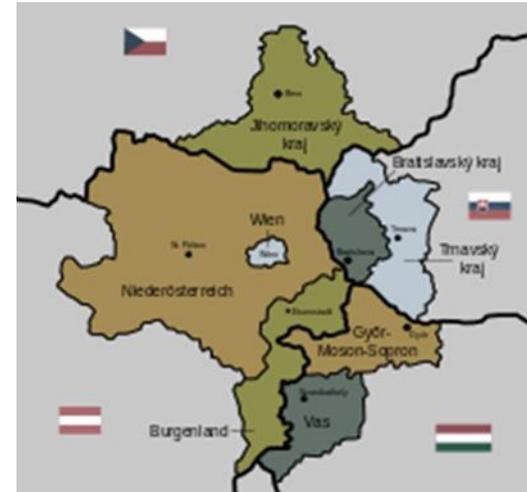
## Economy and Wealth

1st place in „Quality of Living Ranking” since 2009 by Mercer

GDP/capita: € 47.700 (Dez. 2016), average age:

40,5 years;

185.000 students;



© Stefan.Iefnaer

# Housing in a growing city:

## Residential population:

Current:	1.840.226 inhabitants (1.1.2016)
Growth btw. 2000-2010:	+ 150.000 inhabitants (+1,0 % per year)
Growth btw. 2010-2016:	+ 140.000 inhabitants (+1,6 % per year)

## Population development:

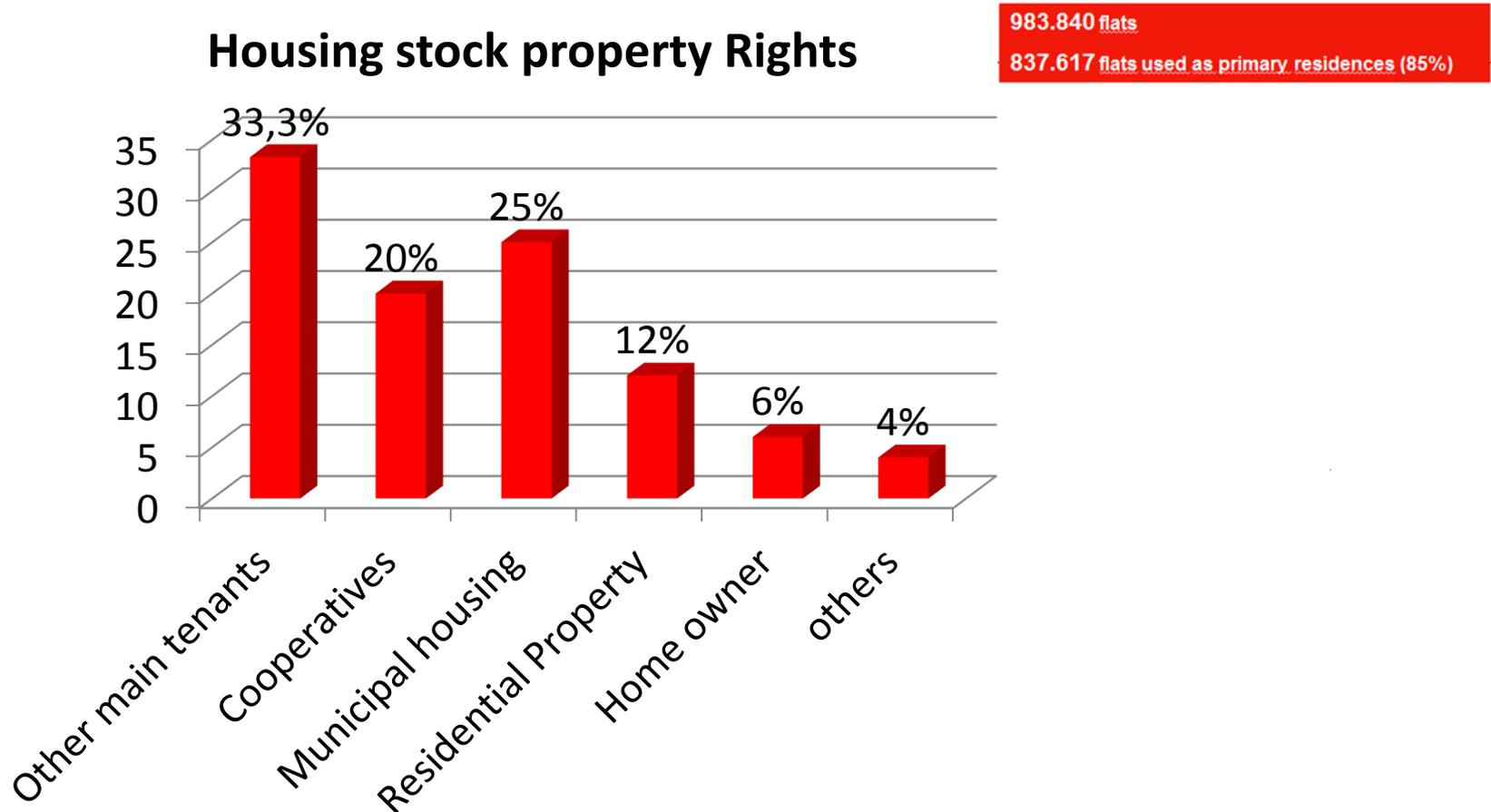
Forecast:	2.034.703 inhabitants (1.1.2025)
Growth btw. 2016-2025:	+ 200.000 inhabitants (+1,2 % per year)

# The background: **Changing Society!** **Socio-demographic Key-Trends and Housing Change**



- **Trend Nr. 1: Individualization** (Ego, singles, female shift, silver society)
- **Trend Nr. 2: The New „Multigrphy“** (traditional biography disappears)
- **Trend Nr. 3: New Dwelling Forms** (patchwork, flat share, CoHousing)
- **Trend Nr. 4: „Milieus“ and New Lifestyles** (diversity, multi-Cultural)
- **Trend Nr. 5: New „Work-Cultures“** (CoWorking, start-ups, home worker)

# Overview: Housing structure in Vienna

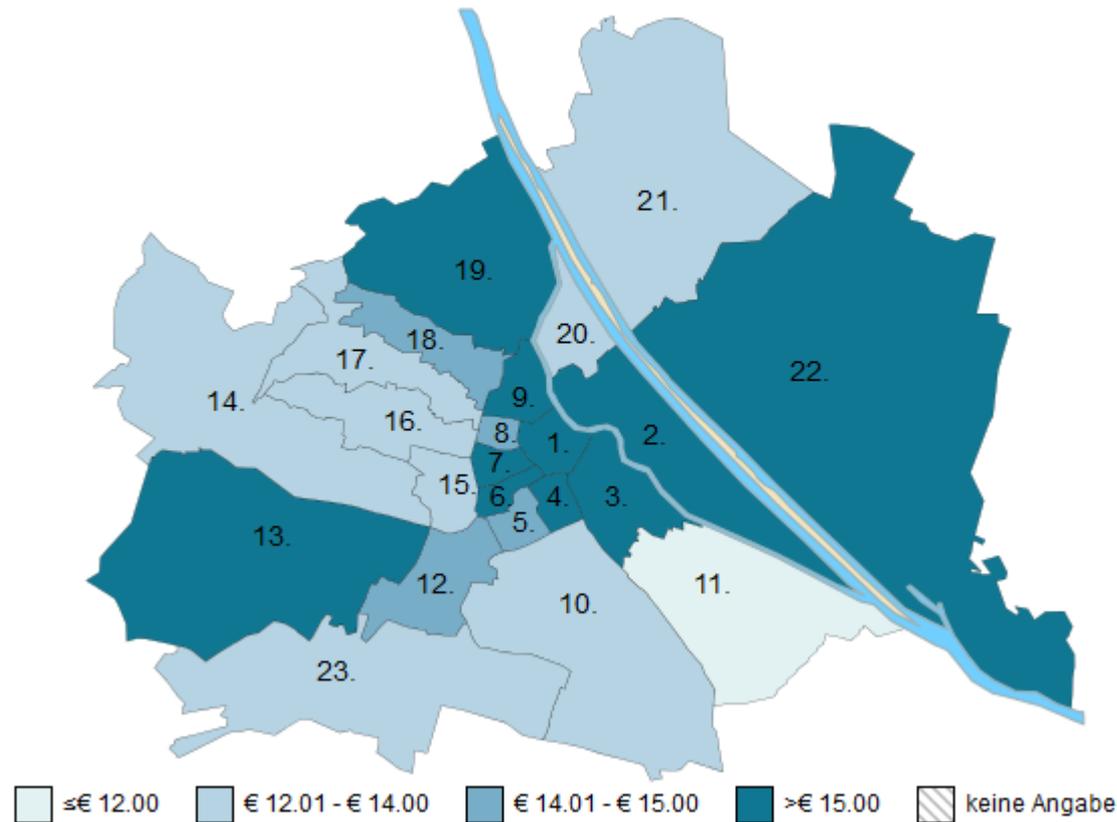


Source: Statistik Austria, Mikrozensus 2015, Neues Hochrechnungsverfahren ab 2014

# Overview: rent level in Vienna

Rent per flat (average cost per m<sup>2</sup> in Euro)

**Wohnungen Miete** (Durchschnittspreise per m<sup>2</sup> in €)



Municipal Housing:

Stock: 6,16 €\*

New-rental: 7,83 €\*

Subsidized Housing:

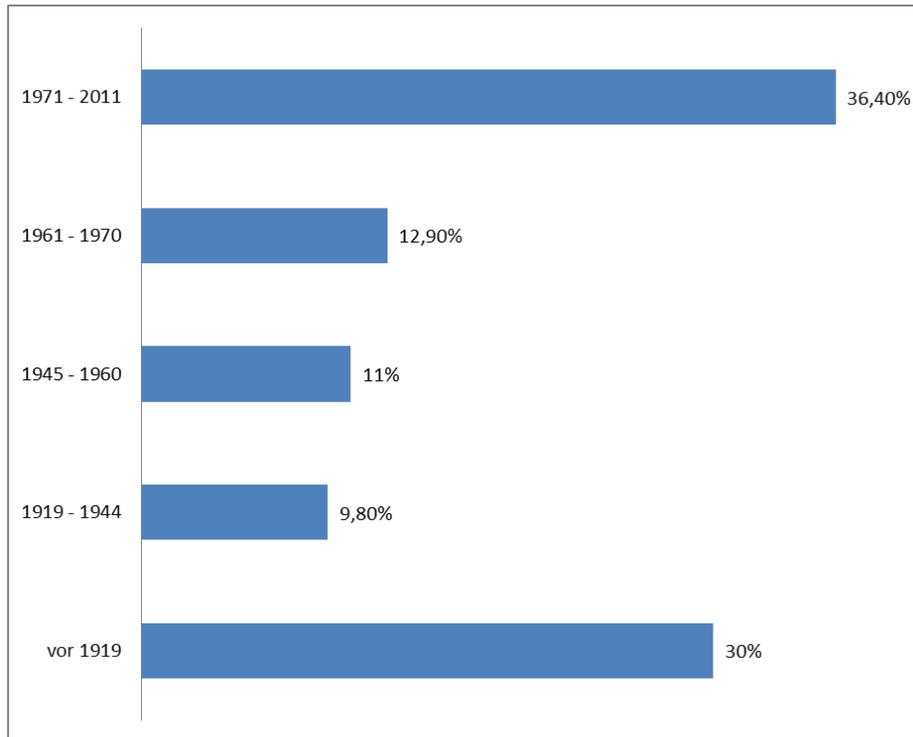
Re-rental: 7,60 €\*

New-rental: 8,76 €\*

\*Incl. running costs and tax.

Rental price incl. running costs and tax.

# Housing Stock – Construction Periods

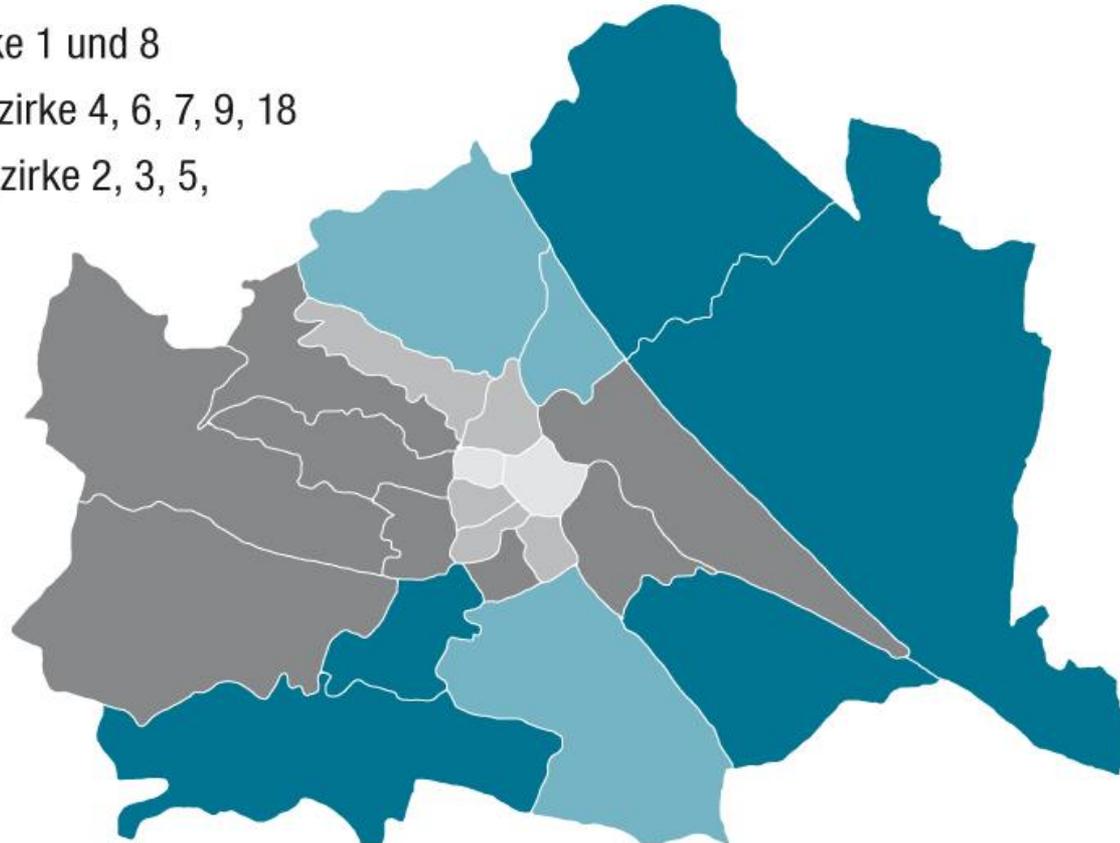


Source: Statistik Austria, Registerzählung 2011

# Share of socially rented flats - in the stock of primary residences

spatial distribution

- **bis 10 Prozent:** Bezirke 1 und 8
- **11 bis 25 Prozent:** Bezirke 4, 6, 7, 9, 18
- **26 bis 33 Prozent:** Bezirke 2, 3, 5, 13, 14, 15, 16, 17
- **34 bis 50 Prozent:** Bezirke 10, 19, 20
- **51 bis 67 Prozent:** Bezirke 11, 12, 21, 23



Source: Statistik Austria, Registerzählung 2011

# Important Legal Framework in Vienna: (a selection:)

Viennese Housing Promotion and Renovation Act  
Wiener Wohnhausförderungs- und Wohnhaussanierungsgesetz  
(WWFSG 1989)

**WWFSG 1989**

**I. Hauptstück**  
Wohnbauförderung

**II. Hauptstück**  
Sanierungsförderung

**III. Hauptstück**  
Wohnbeihilfe

Neubauverordnung  
(NeubauVO 2007)

Sanierungsverordnung  
(SanVO 2013)

Limited profit Housing Act

# WGKG

Wohnungsgemeinnützigkeitsgesetz  
und Bauträgervertragsgesetz

Rent Act  
**Mietrechtsgesetz (MRG)**

# Limited profit housing associations (LPHA)



- Legal regulations: Limited Profit Housing Act
- Owners are municipalities, the financing sector, trade unions, charity organisations, private persons etc.
- LPHA shall make profit, but profits have to be re-invested in affordable housing; low profit distribution to owners
- Cost coverage principle
- Tie-up of assets, undisclosed reserves cannot be cashed out
- Strict audit and control

Around 200.000 subsidized housing units have been built in Vienna.



# Subsidized new housing construction

Wohnpark Alt-Erlaa,  
1985



AST-Wohnbau, Aspernstraße, 2011



Terrassenhaus Inzersdorfer Straße, 1974



ASP Holzwohnbau, 2015

## Subsidized Housing Construction

- Stock of 200.000 housing units, owned by LPHA
- public subsidized construction of currently 7,000 dwellings per year

# Municipal housing in Vienna



**Council Flats**  
administration, maintenance and  
renting of 220,000 council flats  
owned by the city of Vienna



- 220.000 municipal housing units in stock
- Renovation and improvements on a permanent basis
- Social Mixture
- Active support for tenants (wohnpartner)
- continuation of municipal housing programme in Vienna through new projects



# Area Renewal Offices – Gebietsbetreuung Stadterneuerung

Area renewal offices (GB\*) – a service by the city of Vienna – run by architects or housing developers and commissioned by the city coordinate and promote rehabilitation programmes since 1974, predominantly in the private housing stock.

Main tasks of GB\*:

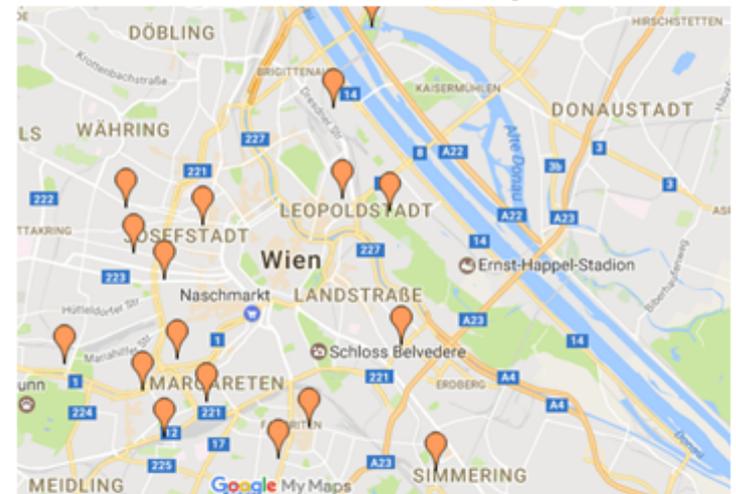
Consultancy in housing & tenancy law

Questions of infrastructure, mobility & safety

Information and consultancy on urban renewal

Activities for ‚strong‘ neighborhoods

Project work in public spaces



[www.gbstern.at](http://www.gbstern.at)



- Vienna Housing Initiative (WBI)
- council flats
- subsidized renovated dwellings (Altbau)
- re-let dwellings
- subsidized rental flats (new construction)

## Income thresholds subsidized and municipal housing

Persons	Euro, net annual salary
1	44.700
2	66.610
3	75.360
4	84.130
further person plus:	4.910



# Wohnfonds\_Wien: Vienna Building Fonds

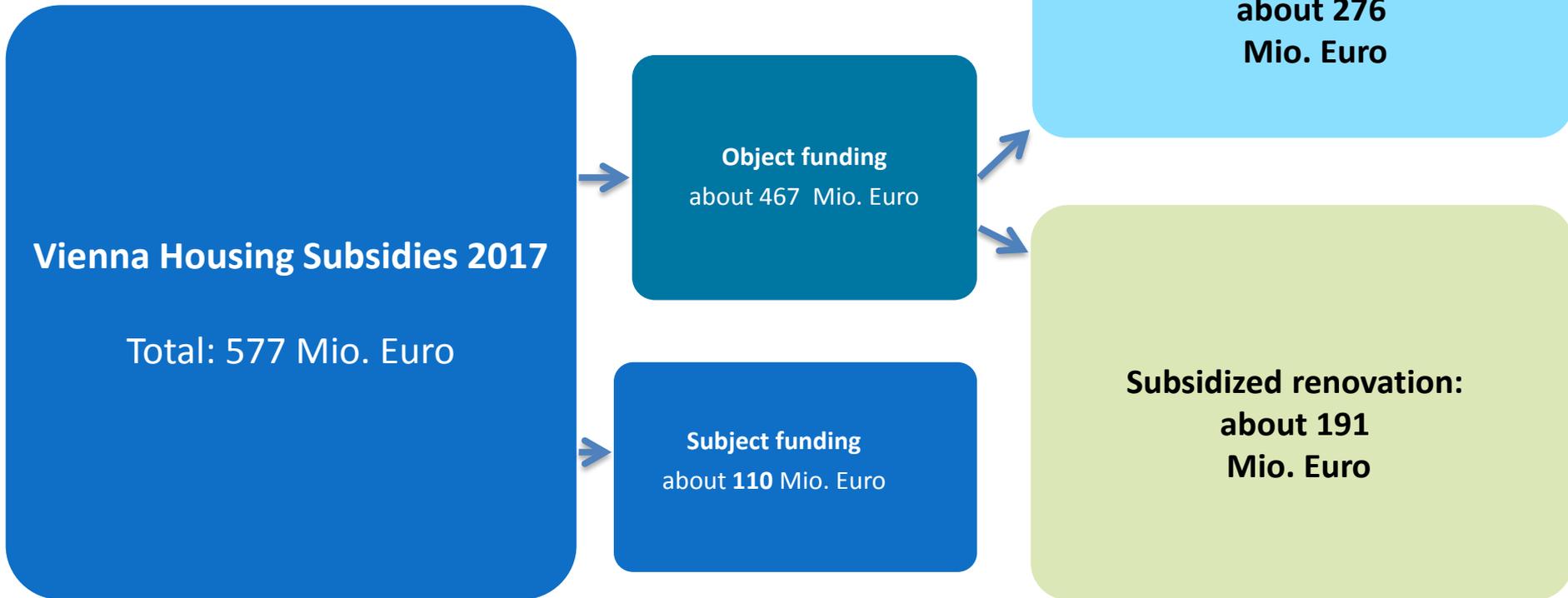
**wohnfonds\_wien**  
fonds für wohnbau und stadterneuerung

An important instrument of the city:

- Managing „Soft urban renewal “
- Managing land stockage and supply
- Managing Developers‘ competition



# Use of subsidies:



Source of funds: Contribution of employees and employers of 0,5% each of gross pay

# Further Initiatives:

- **WBI: Vienna's housing initiative 2011**
- 6.250 units will be built additionally to subsidised public housing.
- 1.600 units will be built in Seestadt Aspern, Vienna's lake side.
- Private partners are encouraged through financial means

## - **Gemeindebau NEU – New municipal housing**

- Pilot project: 120 flats in the 10th district (in the south of Vienna).
- The construction of further 4000 municipal flats are planned.

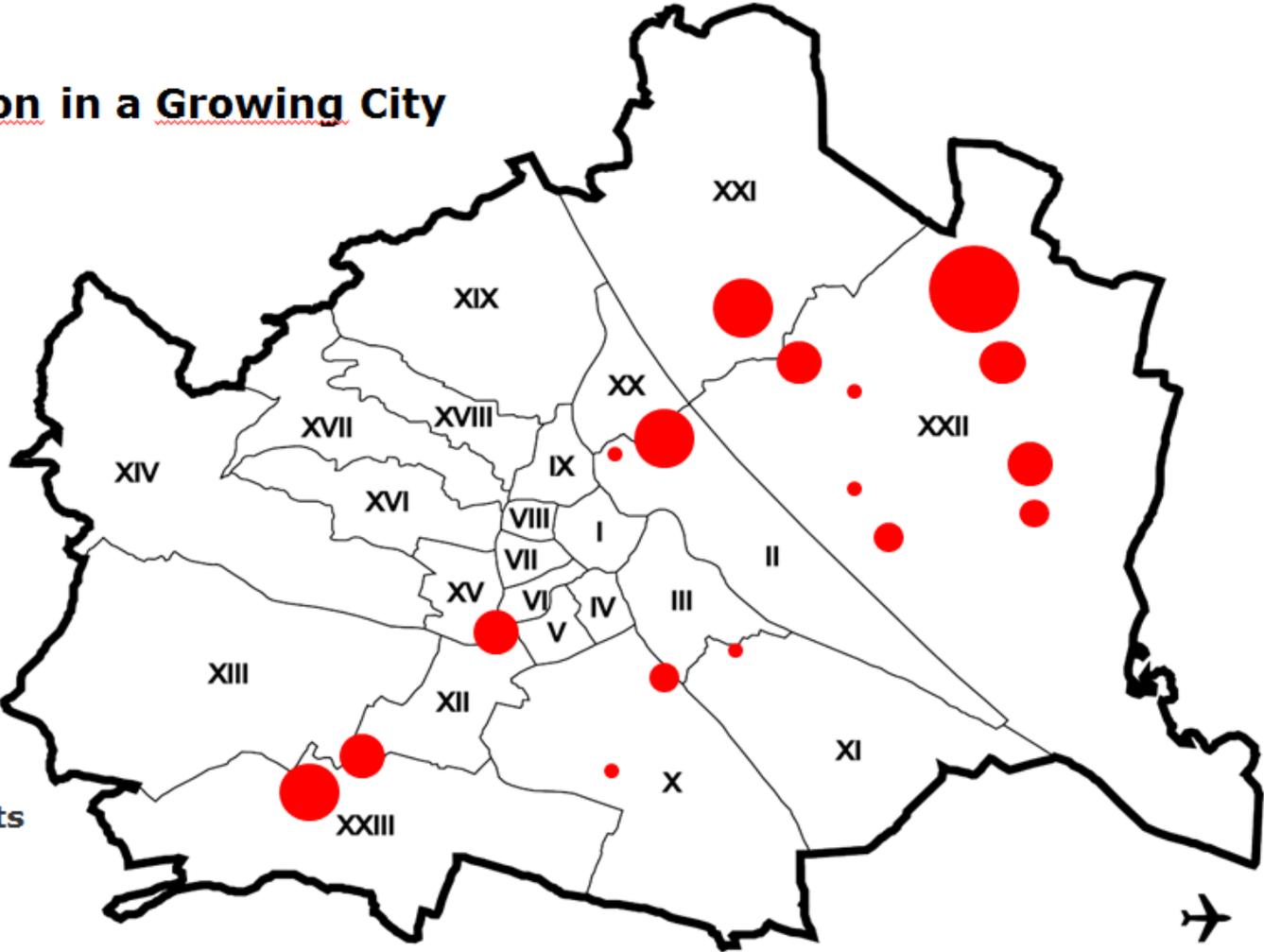
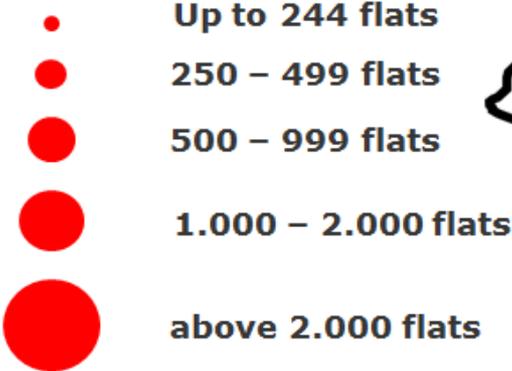


# Vienna Housing Action Plan 2016 - 2018

## Housing Construction in a Growing City

17 sites

-about 12.000 flats



Source: [http://www.wohnfonds.wien.at/media/file/Neubau/Broschre\\_Webseite\\_07\\_20161.pdf](http://www.wohnfonds.wien.at/media/file/Neubau/Broschre_Webseite_07_20161.pdf)

# SMART Housing

With its new SMART flats the City of Vienna provides especially young families, couples, single parents, elderly people and singles with affordable living accommodation.



Rent: **max. 7,5 €/m<sup>2</sup>** (incl. running costs and VAT)

- Typ A (1 room): max. 40 m<sup>2</sup>
- Typ B (2 rooms): max. 55 m<sup>2</sup>
- Typ C (3 rooms): max. 70 m<sup>2</sup>

# What means SMART-Housing? -1 -

- ...Apartments that combine a compact ground floor plan with innovative, socially sustainable architecture,
- .... Which is characterized by economic and comfortable facilities (for example, a shower instead of a bathtub),
- .... Which offer different packages – e.g. floorcovering, tiles, Instead of expensive individual requests,

# What means SMART-Housing? -2 -

- .... through limited construction costs, particularly favorable housing costs are achieved,
- .... all subsidised buildings include a certain percentage of “SMART” apartments (about one third) to achieve a small-scale social mix,
- .... 50% of “SMART” flats are distributed via the Wohnservice Wien.

Vienna  
Land Procurement  
& Urban Renewal  
Fund

city owned, aquisition of  
land plots, refurbishment,  
Developers competitions

Wohnservice Wien

city owned, limited-profit  
Distribution of subsidized  
apartments

Limited-profit  
Housing  
Construction  
Associations

186 in Austria  
about 57 active  
in Vienna

Area Renewal  
Offices

Private contractors on  
behalf of the City of  
Vienna

Communication &  
Assistance

Vienna Housing

city owned, non-profit  
Management of municipal  
housing stock

Strong tenant  
law!

**Thank you for  
your kind attention!**

**wien.**  
**unser zuhause.**  
Geschäftsgruppe Wohnen, Wohnbau & Stadterneuerung



# The Austrian System of Public Utility & Limited Profit Housing Associations



# Introduction EBG

**limited profit housing cooperation, founded in 1910**

**about 9.000 apartments in Austria, 50 employees,  
turnover about EUR 55 Mio**

**during the last 5 years: average investment in  
housing construction EUR 40 Mio, currently more  
than 2.000 apartments in the pipeline**

**focus: innovative housing construction, social  
approach in building and housing management**

# Projects EBG

## Vienna: wohnzimmer\_wien – Sonnwendviertel (close to new Hauptbahnhof)



430 apartments, most of them subsidized

cooperation with other housing associations

many community facilities (wellness center, kitchen, barbecue, boulder room, theatre, ...)

Austrian „Bauherrenpreis 2015“ (building developer award)

# Projects EBG

## Seestadt Aspern D12



213 apartments, all of them subsidized  
(with „Superförderung“)

Innovative technologies:

- wooden facade
- smart building – thermal energy completely produced on site

Award: „klimaaktiv“ gold medal

# Projects EBG

## Innsbruck: Saggen



Renovation + roof extension, 43 new subsidized apartments



# next projects

## Vienna, Pötzleinsdorfer Höhe



**developers' competition**  
**70 subsidized rental apartments**

**Architect: Adolf Krischanitz**

# next projects

## Vienna, Sonnwendviertel



developers' competition  
64 subsidized rental apartments

Architect: AG3



# next projects

## Vienna, In der Wiesen Ost



**developers' competition**

**319 subsidized rental apartments**

**Partner: Eisenhof**

**Architects: Superblock; Mascha & Seethaler**

# next projects

## Vienna, Zschokkegasse



**60 subsidized rental apartments  
supermarket**

**Architects: Dietrich | Untertrifaller**

# next projects

## Vienna, Seestadt Aspern



**developers' competition**  
**89 subsidized rental apartments**

**Architects: Dietrich | Untertrifaller**

# next projects

## Vienna, Franzosengraben



**430 non-subsidized apartments  
with 4 partners**

**Architects: Riepl/Bammer/Kaufmann;  
KENH; Nussmüller**



# next projects

## Graz, Green City



50 non-subsidized apartments

Architects: Riepl/Bammer/Kaufmann

# Austrian system of limited housing coops

**first housing cooperatives established in the 1890's  
(some of them still existing) as self-help organizations**

**background: industrialization, lack of appropriate  
housing for workers**

**before and after WW I foundation of several  
cooperations in Austria**

**supported by state funds – 1908: state fund established  
on the occasion of the government anniversary of  
Kaiser Franz Josef – up to 90 % of building costs of  
housing built by cooperatives**

# Austrian system of limited housing coops

**1910: foundation of „Wohnungsfürsorgefonds“ (housing assistance funds) – first reference of „Gemeinnützige Bauvereinigungen“ (limited profit housing associations) in the law**

**1940: german „limited profit housing act“ introduced by the Nazis in Austria**

**after WWII: law remained in force until 1979, but cleaned from Nazi-ideology**

# Austrian system of limited housing coops

**1980: Austrian limited profit housing act introduced, still in force**

**several times amended and adopted, last time 1.1.2016  
– amongst others introduction of „intergenerational contract“**

**(Germany: limited profit housing act repealed in 1990)**

# Austrian system of limited housing coops

**after WW II: foundation of limited-profit housing companies (stock companies and plc's)**

**2016: 186 companies (98 cooperations, 78 plc's, 10 stock companies)**

**9.200 employees**

**2015: more than 18.000 new apartments built; almost 900 Mio Euros investment in renovations**

# facts & figures

## **in Austria:**

**39 % detached houses**

**11 % condominiums**

**17 % private rented apartments**

**8 % council flats**

**16 % housing associations**

## **in Vienna:**

**6 % detached houses**

**13 % condominiums**

**32 % private rented apartments**

**24 % council flats**

**20 % housing associations**

## facts & figures

- housing associations built one million apartments in Austria, still manage 900.000
- they own 600.000 rented apartments
- reduction through privatization of BUWOG and other state-owned housing associations by ÖVP/FPÖ-government in 2002 (about 65.000 apartments for 960 million Euros)
- 8.000 apartments per year refinanced → low rent, about EUR 6,20/square meter net dwelling area

# the system of housing associations

- **basic idea: in a cooperative, aim is the promotion of members and not making profits. Also valid for housing cooperations which are not cooperatives, but stock companies or plc's**
- **detailed legal framework**
- **system has grown over decades, almost never touched**

# basic principles

- long-term refinancing → lower rent. Private investors are interested in short-term profits, housing associations not

## basic principles

- **„intergenerational contract“: in a kind of revolving system, one generation finances the construction of their houses and apartments through their rent over a long period (usually 25 – 35 years). After that, their rent decreases, but contains a kind of solidarity contribution for the next generations.**

# basic principles

- **modified cost covering principle**

**general rule: tenants and buyers don't pay more than necessary for financing and maintaining building**

**exemptions:**

- **fixed rates eg for property management and fees for building supervision**
  - **after all loans are repaid: „basic rent“ of EUR 1,75/m<sup>2</sup>/month (+ maintenance fee EUR 2,- + running costs + tax)**
- profits (intergenerational contract)**

# cost covering principle

- **calculation:**
  - **annuity (repayment of loans – subsidies and mortgage)**
  - **maintenance costs (max. EUR 2,-/sqm after 30 years)**
  - **3, 5 % interest for own funds**
  - **2 % reserve (for loss of rent and vacancy costs)**
  - **running costs (insurance, fm, water, electricity, ...)**
  - **administrative costs (regulated)**
  - **10 % tax**

# cost covering principle

- example – 89,57 m<sup>2</sup> in „Sonwendviertel“, built in 2012

	per m2	total
loan Province of Vienna	0,41	36,76
mortgage	3,91	350,11
maintenance costs	0,41	36,72
interest for own funds	0,01	0,66
2 % reserve	0,09	8,49
running costs	1,40	125,40
administrative costs	0,24	21,35
10 % tax	0,65	57,95
<b>total</b>	<b>7,12</b>	<b>637,44</b>

# revolving system

- only 3,5 % of share in the company (nominal value) may be distributed as annual dividend. In cooperatives, usually there is no distribution, only in stock companies and plc's.
  - companies are obliged to build (unless there is a lack of demand, financial means or land)
  - companies are not allowed to accumulate too much capital – if they do, they have to pay taxes
- biggest part of profits remains in companies and has to be reinvested

## Companies are controlled by three bodies:

- auditing association – every company has to be a member. Annual audit with detailed report (in our company: two auditors for about two month)
- provincial governments
- tax authorities
- → best controlled companies in Austria

# limited area of activity

**Companies are not allowed to do every business:**

- **only housing and connected activity**
- **only in Austria**
- **Exemptions have to be approved by the authorities**

# tax exemptions

- no corporate income tax
- justification: profits are reinvested

# effects of the Austrian system

- safe and affordable housing for a big part of austrian households
- households renting from housing associations save on average more than 1 billion EUR per year, compared to the private sector (about 1.700,- EUR per year and household)

# public funding

- without system of „Wohnbauförderung“ (public funding for the building of apartments) the sector wouldn't have been able to develop
- first funds: 1910
- after WWII several laws
- since 1980's: jurisdiction of provincial governments
- most housing projects of the sector are funded by „Wohnbauförderung“ – but share is decreasing

# public funding

- paid for by employers and employees
- until now: taxes raised by the federal government and distributed to provincial governments
- starting from 2018: taxes are raised by provincial governments, may be higher or lower than before
- about 2/3 of all apartments built by housing associations after WWII were subsidized

# aims of public funding

- **building of apartments**
- **affordable housing**
- **general economic policy**
- **regional development**
- **ecology**
- **integration of various groups (eg handicapped persons, ...)**

# limits for owners

**Owners (shareholder, ...) of companies which are not cooperatives are limited:**

- **dividend max. 3,5 %**
- **trading of shares limited – price not higher than face value**
- > **assets tied up in the companies**

# facts & figures – housing in Austria

## framework conditions:

- stagnating or sinking net-income of employees
- high level of immigration (2015: net-growth by 43.000 people in Vienna)
- rising unemployment
- high demand for low-cost housing

# facts & figures

## rental costs in Vienna:

- **privat market: rent-increase + 42 % between 2008 and 2016**
- **public utility market: rent-increase + 21 %**

**(inflation: + 14 %)**

**average rent per m<sup>2</sup> and month (including running costs and tax, without heating costs) for new contracts in 2015 and 2016:**

- **privat market: EUR 11,07**
- **public utility market: EUR 7,73**

## current issues

- decreasing subsidies due to austerity policy and political decisions
- availability of land for social housing has dramatically decreased, no political solutions
- about 10.000 subsidized new apartments needed in Vienna, about 6 – 7.000 built
- in 2015: 90 Mio EUR subsidies not spent

## current issues

- share of public utility sector decreasing, only about 25 % (in the past usually 75 %)
- land prices: price limit for subsidized housing: EUR 250,-/square meter net dwelling area. Prices on the market: between 500,- in bad locations and 1.000,- in average locations → social housing almost impossible
- even public property often not available for social housing but sold to best bidder for luxury housing or investment groups

## current issues

- „right to buy“ reduces supply of affordable housing by around 5.000 apartments per year

## current issues

- **discussion about „social effectiveness“**
- **40 % of tenants of pu-apartments are part of 1st and 2nd income-quintil respectively (380.000 bzw. 350.000 persons, < 1.630 or 2.670 Euro)**
- **income-distribution in apartments of the sector represents austrian average**
- **higher income groups: private property (33% highest quartil)**

### **Attack by the financial sector on Austrian system of housing cooperations:**

**- VIG is main shareholder of biggest limited profit housing company – has lobbied for new rulings, aim: more profits and/or higher price when selling shares. Is included in current government program. Would seriously undermine (and in the long run probably ruin) the system. Government faces broad opposition against these plans (due to early elections not on the agenda any more).**

**Thank you for your attention!**



**Martin Orner**  
**EBG - Gemeinnützige Ein- und**  
**Mehrfamilienhäuser**  
**Baugenossenschaft reg. Gen.m.b.H.**  
**[martin.ornier@ebg-wohnen.at](mailto:martin.ornier@ebg-wohnen.at)**  
**[www.ebg-wohnen.at](http://www.ebg-wohnen.at)**

# wohnfonds\_wien

## Fonds für Wohnbau und Stadterneuerung

was founded in 1984, based on a decision of the city council of Vienna.



credit: Roland Ferrigato

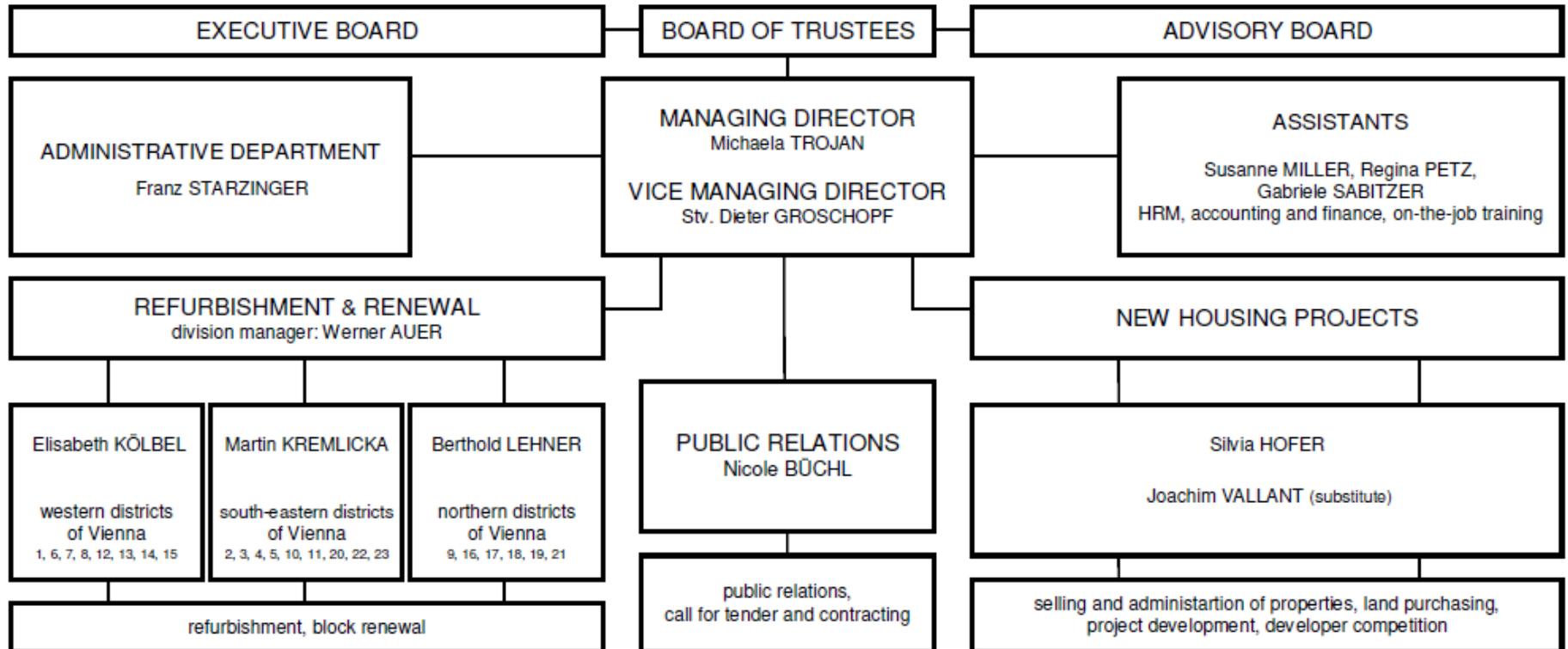
## Tasks

- providing land for state-subsidised new housing construction and quality management in **social housing**
- subsidised renovation of old apartment blocks, coordination and monitoring of refurbishment and **urban renewal**, block renewal

gut für sie. schön für wien.

wohnfonds\_wien  
fonds für wohnbau und stadterneuerung

# Organisational chart of wohnfonds\_wien



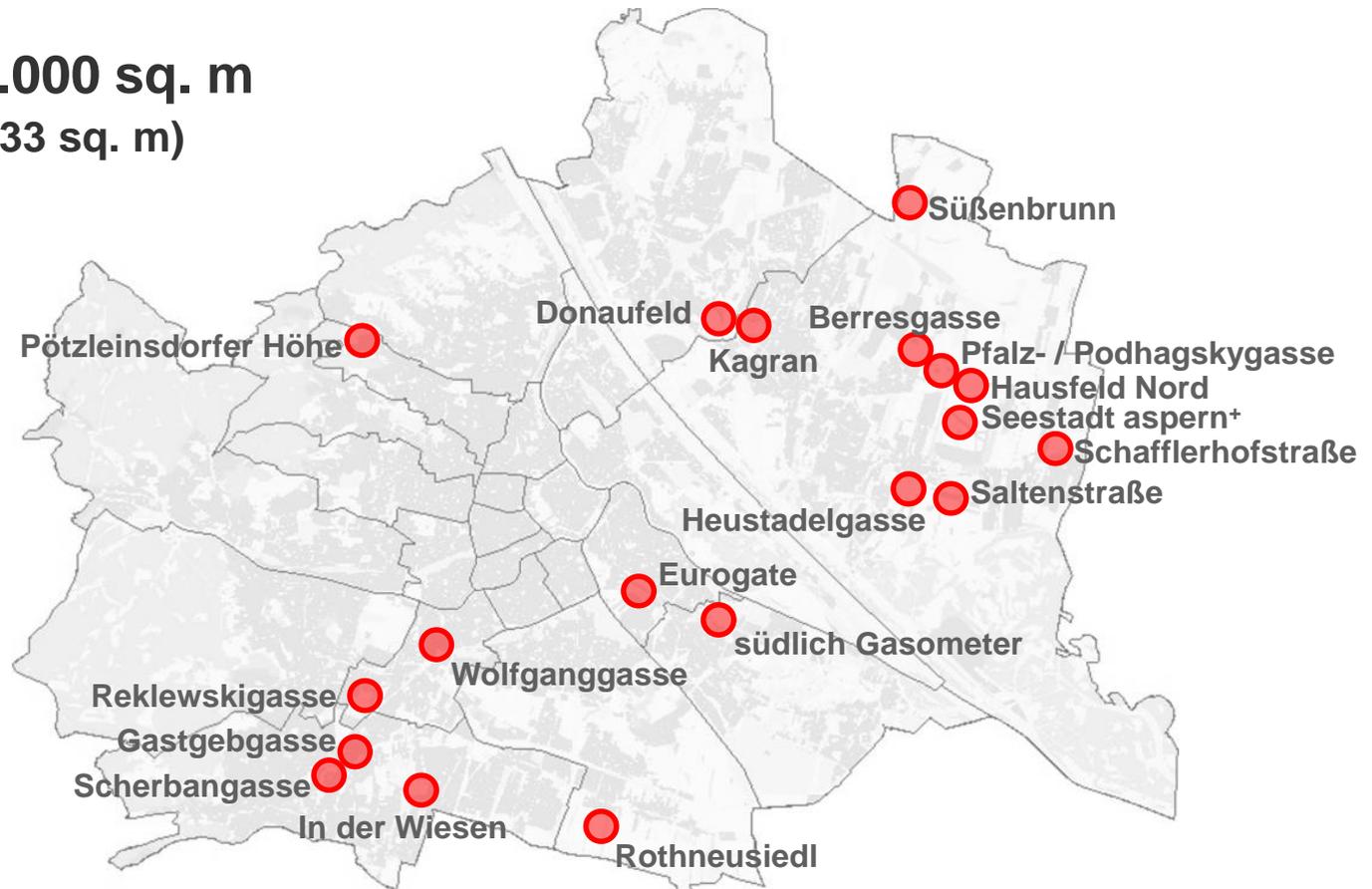
# Property management and project development

- **Property acquisition**
- **Project development**
- **Quality control of residential buildings**

# Property area owned by wohnfonds\_wien

## major areas

approx. 2.725.000 sq. m  
(leasehold: 122.133 sq. m)



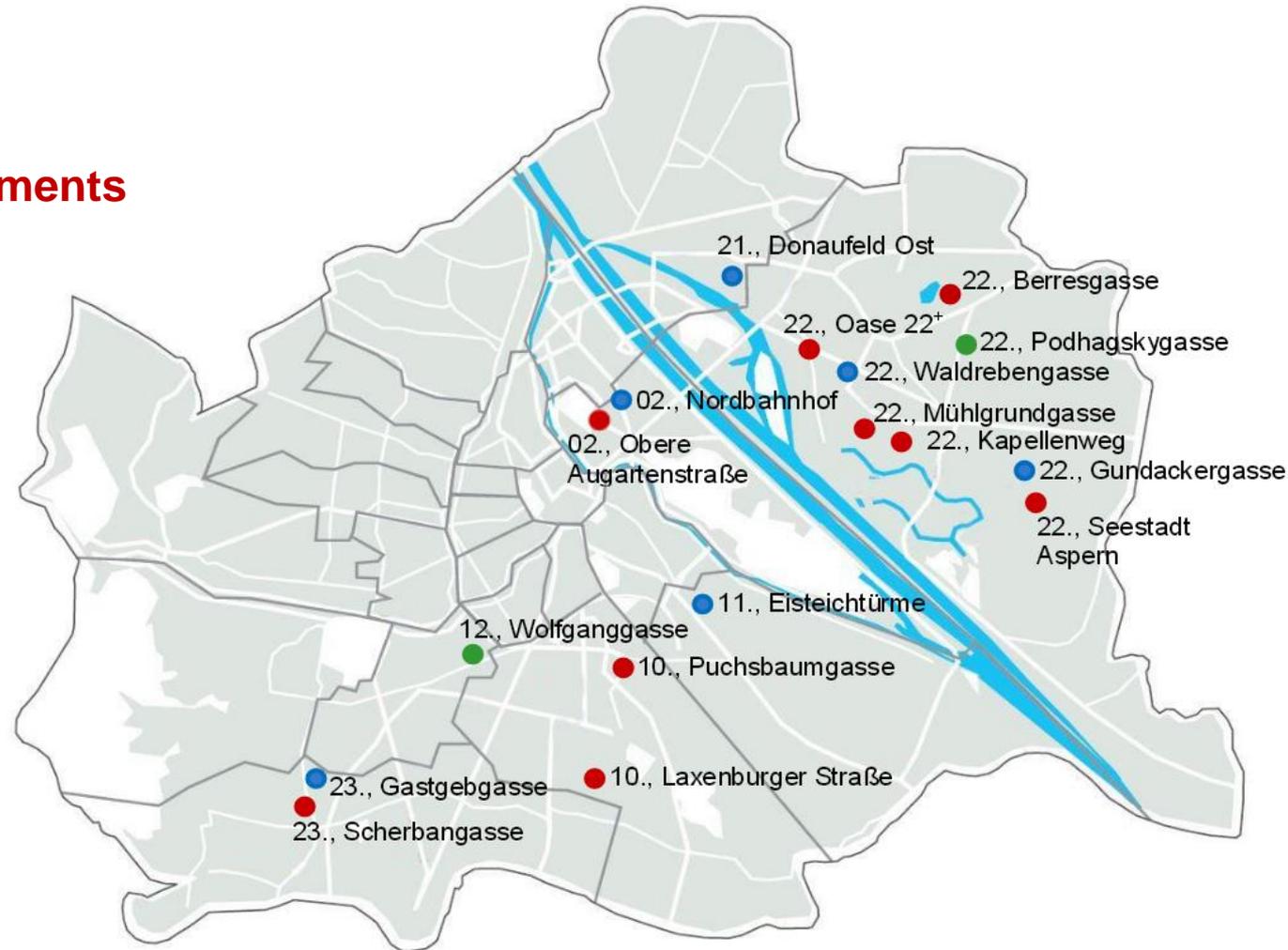
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# Housing Construction Campaign 04.2016 – 04.2018

**start 2016**  
**approx. 2.780 apartments**  
**~ 13 building plots**

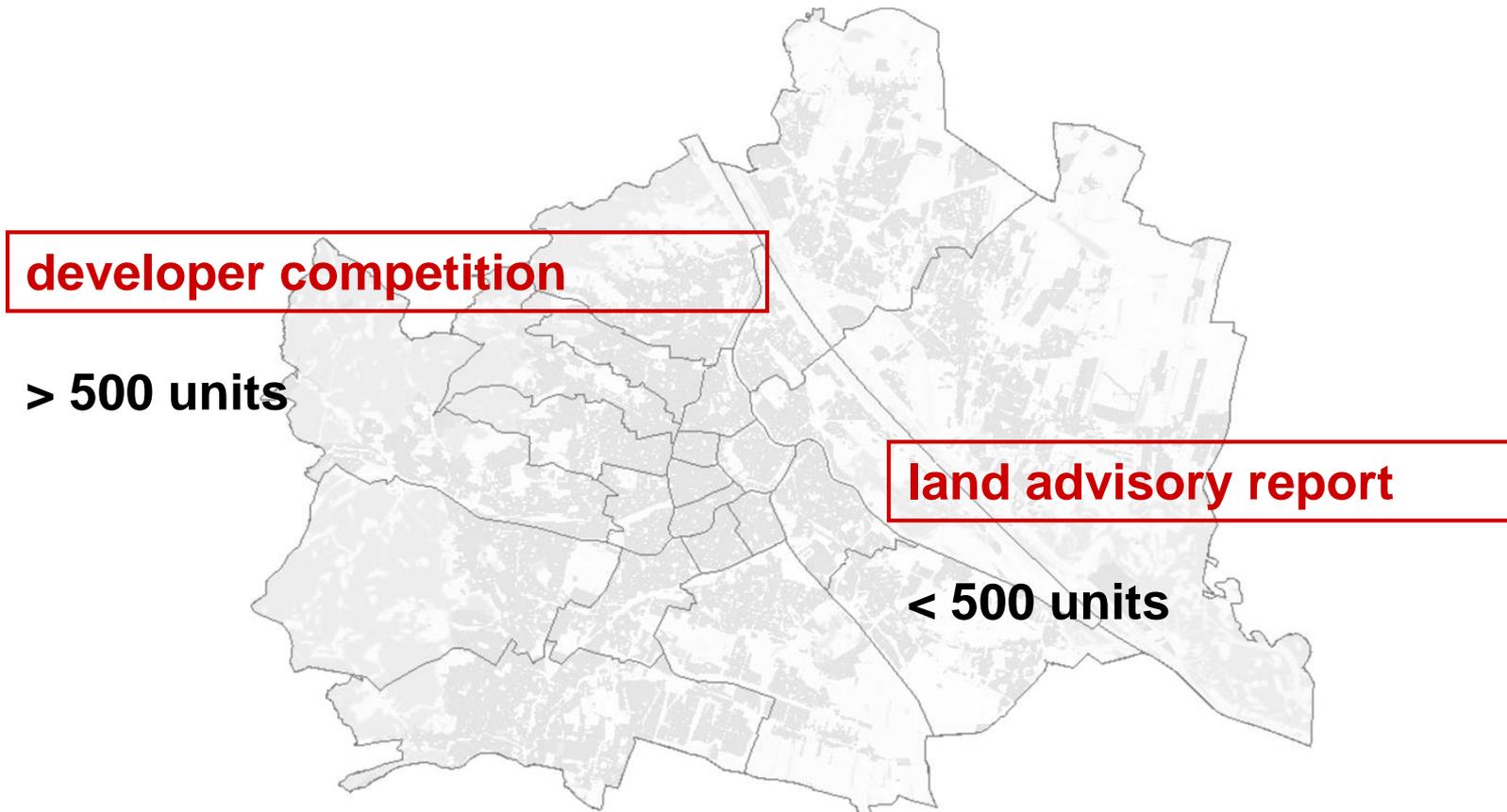
**Start 2017**  
**rd. 7.700 flats**  
**~ 29 building plots**

**Start 2018**  
**rd. 1.300 flats**  
**~ 7 building plots**



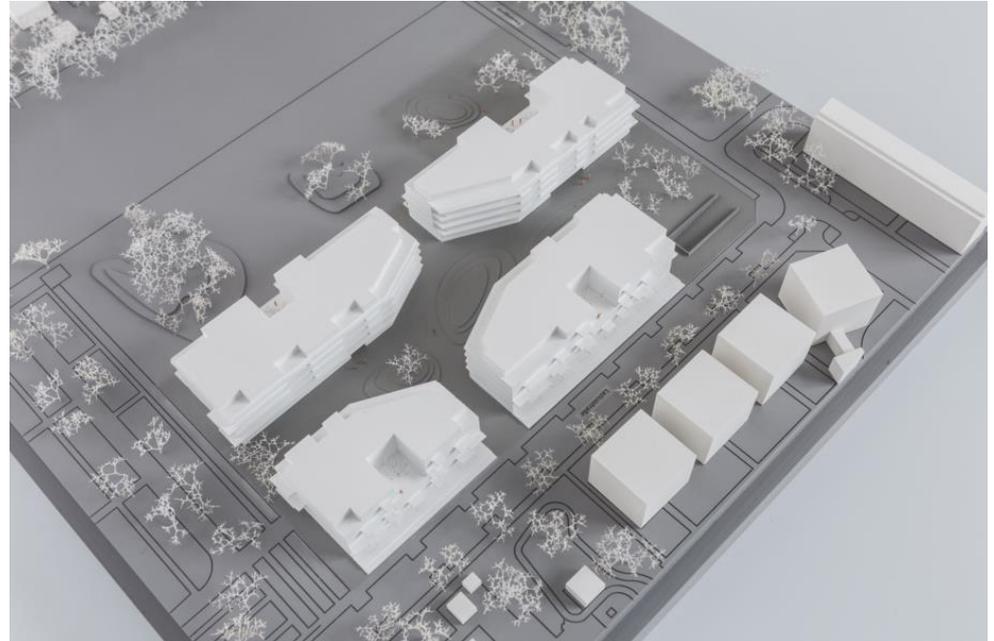
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# Quality assurance



# Developer competition

- **Public tendering procedure**
- **Project team of developers & architects**
- **Stand by your offer**
- **Decision by a Jury of experts**



credit: [www.studiohuger.at](http://www.studiohuger.at)

23., Traviatagasse  
Developer competition 2015

# Quality criteria – 4-pillar-model

- **Economy**
- **Social sustainability**
- **Architecture**
- **Ecology**



22., Adelheid-Popp-Gasse 2-5  
Developer competition 2008



# Focus

- **Affordable living - SMART-living**
- **Multigeneration living**
- **Barrier free living**
- **Participation**
- **Upscaling the neighbourhood**

# SMART-living

## in sustained housing estates

- 1/3 of total units

## Preconditions of the SMART-living-programm

- Finance contribution approx. € 60,- /sq. m
- Monthly rent € 7,50 / sq. m

# SMART-living

## SMART-breakdown by legal categories

Type A ( 1 room): max. 40 sq. m

Type B ( 2 rooms): max. 55 sq. m

Type C ( 3 rooms): max. 70 sq. m

Type D ( 4 rooms): max. 85 sq. m

Type E ( 5 rooms): max.100 sq. m

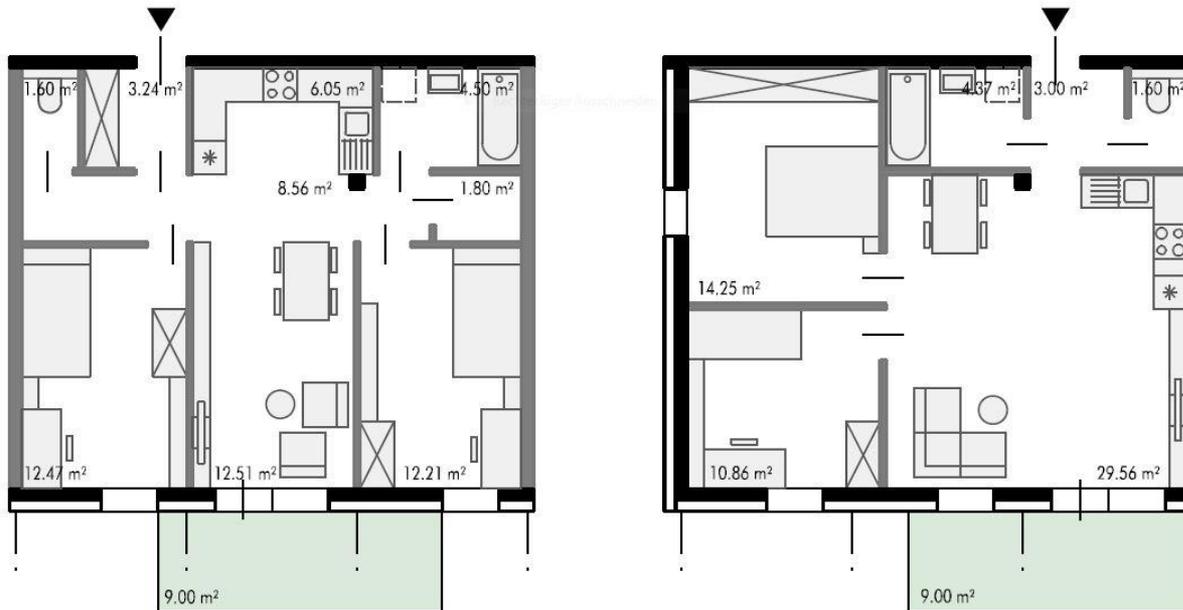
## Distribution key of SMART-flats

Type A + Type B: minimum 50 %

Type C + Type D + Type E: maximum 50 %

# SMART living – 11., Lorenz- Reiter-Straße – building site 3

SMART living 63 sq. m



- Monthly rent € 7,02 / sq. m € 442,26
- Finance contribution € 60,00 / sq. m € 3.780,-

S & S Architekten

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# 02., Nordbahnhof I



credits: Manfred Seidl

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# 02., Nordbahnhof II



credits: Manfred Seidl

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fonds für wohnbau und stadterneuerung

# 22., Seestadt



credits: Jürgen Pletterbauer

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**wohnfonds\_wien**  
fonds für wohnbau und stadterneuerung

# 22., Seestadt



credits: Jürgen Pletterbauer

gut für sie. schön für wien.

**wohndfonds\_wien**  
fonds für wohnbau und stadterneuerung

# 10., Sonnwendviertel



credits: Wolf Leeb

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**wohnfonds\_wien**  
fonds für wohnbau und stadterneuerung

# 10., Sonnwendviertel



credits: Wolf Leeb (above) / Schreiner Kastler (left) / Rüdiger Lainer & Partner, BKK-3 (right)

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**wohnfonds\_wien**  
fonds für wohnbau und stadterneuerung

# Statistics – new buildings since 1995

## land advisory report

**79.800 units**

**880 projects**

## Developers competition

**29.500 units**

**62 competitions**

(Jan 2017)



